

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JANUARY 26, 2016
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2015 through 1/2016	
		<u>Present</u>	<u>Absent</u>
Chad Thilborger, Chair	P	6	5
Paul Dooley, Vice Chair	P	9	2
Howard Elfman	P	11	0
Joan Hinton	P	10	1
Patrick McGee	A	9	2
Lakhi Mohnani	P	11	0
Howard Nelson	P	10	1

Alternates:

Michael Madfis	P	3	3
Joshua Miron	A	2	9
Robert Smith	P	10	1

Staff Present

Bruce Jolly, Board Attorney
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Crystal Green-Griffith, Clerk III
Tasha Williams, Administrative Aide
Dorian Koloian, Clerk III
Alexandria Gill, Clerk I
Jose Abin, Building Inspector
Robert Masula, Building Inspector
Alejandro DelRio, Building Inspector and Interpreter
George Oliva, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE15080318: John George, condominium manager; Lourdes Ferrer, attorney; Captain Patrick Gillis, Fort Lauderdale Fire Marshall's Office
CE15030470: Kevin Hinds, owner

CE15040771; CE15010123; CE15081042; CE15120795: Courtney Crush attorney
CE15120795: Det. Gene McCoy, Fort Lauderdale Police Department Environmental
Crimes; Troy Balint, Fort Lauderdale Environmental Services Supervisor
CE15072597: Catherine Banta, manager
CE15092128: Roberto Villanueva, owner
CE14110327: Oney Santibanez, owner
CE15040668: Jay Saelinger, contractor; Michael Mann, manager
CE15082209: Jason Shutts, owner
CE15081007: Michael Storello, contractor
CE15040555: Garo Gallo, tenant; Christina Irwin, attorney
CE15011521; CE15040367; CE15090341; CE15060634; CE15020101: Mark Kushner,
attorney; Dwayne Dickerson, attorney
CE15040732: Sunyaluk Yuthasunthorn, owner
CE15070227: Jack Acomb, owner
CE15071162: Katrice Bing, owner
CE14071821: Kathleen Gordon, owner's daughter
CE15081055: Linda Green, owner
CE15101220: Yosling Maldonado, owner
CE15041915: Sandra Taft, owner
CE15011568: Andrew Holland, owner
CE15090899: William Overfelt, construction manager
CE15041250: Kathryn Ryan Fores, owner
CE14120489: Matthew Wieder, owner
CE15070101: Jennifer Arango, manager
CE14051440: Vanel Alladin, owner
CE15080754; CE15051829: Tyler Tuchow, owner
CE15060856: Dahyana Olivares, property manager
CE15051433: Sean Frampton, trustee
CE15091850: Ronald Klein, attorney
CE15100439: Gary Schronen, owner; Peggy Schronen, owner
CE11061307: Christopher Lane, owner
CE15051147: Lorenzo Swinton, owner; Rodrick Salley, contractor
CE13101928; CE14111175; CE15092059; CE14071684: Eric Martinez contractor
CE15082281: Eric Martinez, contractor; Maria Suarez, owner, Jose Suarez, owner
CE15082095: Maurice Walker, owner
CE13080252: George Costanza, owner's representative; Michael Sedra, tenant
CE15102509: George Costanza, owner's representative; Brad Kugler, tenant
CE15102449; CE14060058: Oscar Torres, agent
CE14061439: Iliana Ivanova, realtor
CE15010862: Jose Da Rosa, owner
CE14010496: Margaretta Balogh, owner
CE15030619: Rex Nichols, architect
CE14100834: Vincent Graham, owner
CE15110968: Christy Caserta, attorney

CE14091628: Scott Efron, owner
CE14090643: Janet Pierce, owner
CE15011130: Monaterrac Bethel, owner; Jacob Romey, contractor
CE15041939: Spencer Jenkins, attorney
CE13031281: Maria Brandt, owner
CE14070536; CE14010955; 15080670: Shawn Gilmore, architect
CE15071409: Dan Johnson, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

The following five cases for the same owner were heard together:

Case CE15090341

3680 Southwest 16 Street
RHA 2 LLC

Certified mail sent to the registered agent was accepted on 1/15/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. WATER HEATER REPLACEMENT
2. ADDITION OR ALTERATION OF WATER AND ELECTRICAL
CONNECTIONS FOR WATER HEATER, WASHER AND DRYER.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Inspector DelRio informed the Board that this owner had many open Code Enforcement cases. It appeared they were working on developing the infrastructure to address the problems but they had been slow to do this.

Dwayne Dickerson, attorney, stated aside from the issues cited, there may be additions on the property constructed without a permit. Their goal was to address all issues at once but they would work on the electrical first if Inspector DelRio wished. Mr. Dickerson agreed that the property would remain unoccupied until the violations were corrected.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15011521

1024 Northwest 12 Street
RHA 2 LLC

This case was first heard on 8/25/15 to comply by 10/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance. The City was recommending amending the 8/25/15 order comply-by date from 10/27/15 to 11/24/15, removing the accrued fines.

Alejandro DelRio, Building inspector, recommended the fines be imposed.

Dwayne Dickerson, attorney, reported they had retained a window contractor to determine if the windows were up to code. If so, they would submit after the fact permit applications. He requested 56 days.

Mr. Nelson was concerned that no permit had been pulled yet and Mr. Dickerson explained the process they needed to employ for all their properties to search City and County public records to determine what work had been done and whether a permit had been pulled. He informed the Board that they had hired the window contractor on 1/15/16.

Ms. Hasan stated this was a simple violation to comply and should have been addressed already.

Mark Kushner, attorney, confirmed there were no electrical issues at this property.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case CE15040367

2020 Northwest 28 Avenue
RHA 2 LLC

This case was first heard on 8/25/15 to comply by 10/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was recommending imposition of the fines, which would begin on 1/27/16.

Alejandro DelRio, Building Inspector, said the owner's representatives had informed him the fence was being removed. He recommended a 28-day extension.

Dwayne Dickerson, attorney, reported the fence was being removed and requested 28 days.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15020101

1616 Northwest 16 Street
RHA 2 LLC

Certified mail sent to the owner was accepted on 1/11/16.

George Oliva, Chief Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE WINDOWS HAVE BEEN REPLACED ON THE
DWELLING.
2. THE INTERIOR OF THE PROPERTY IS BEING GUTTED.
ALTERATIONS TO THE EXISTING AND APPROVED FLOOR
PLAN ARE ON THE WAY WITH THE REMOVAL OF
PARTITIONS, ELECTRICAL AND PLUMBING IN THE WALLS.
THEY ARE IN THE PROCESS OF BUILDING A NEW FLOOR
LAYOUT OF THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva reported a Stop Work Order had been posted on the property and the property was being offered for rent despite the unsafe conditions. He submitted photos

of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Inspector Oliva said RHA 2 LLC had owned the property since 2014. He believed the City would "put a freeze" on all RHA 2 properties.

Dwayne Dickerson, attorney, said a permit had been issued for some of the work and the contractor had walked off the job. A new contractor had been hired to ensure work was done to code. Mr. Dickerson agreed to 28 days and said they would take the property off the rental market until the violations were complied.

Inspector Oliva reiterated that the property was deemed unsafe per the Florida Building Code. He stated within 28 days, the respondent should renew the window permit and take the house off the rental market.

Ms. Hasan reminded the Board that work had continued after the Stop Work Order had been posted, a criminal offense. She suggested a fine of \$500 per day due to the circumstances of this case.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/23/16 or a fine of \$400 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15060634

1206 Northwest 16 Court
RHA 2 LLC

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 1/27/16.

George Oliva, Chief Building Inspector, said there had been no progress and recommended imposition of the fines.

Dwayne Dickerson, attorney, reported load calculations and drawings were underway by Fred Stacer. He confirmed the property was occupied. He informed the Board that Mr. Stacer was retained in mid-December.

Inspector Oliva stated the case was begun in June 2015 and the owner had been notified every 30 days; there had been plenty of time to pull a permit.

Chair Thilborger pointed out that rent was being collected from tenants when there were electrical life safety issues on the property.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 1/27/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case CE15040732

1032 Northeast 15 Avenue
YUTHASUNTHORN FAMILY
ENTERPRISES INC.

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported an electrical permit for the service change only was active and added that this permit would only partially comply the electrical violation. The mechanical permit application had failed plan review three times and had been pending pickup for corrections as of 1/22/16. There was no other permit activity to address the other electrical violations or the structural violations.

Sunyaluk Yuthasunthorn, owner, said she had picked up the plans and the architect was working on the revisions. She said her contractor had indicated to her that the permit did address all electrical work. Inspector Masula stated his review specifically noted that the electrical application did not address all work done. He invited Ms. Yuthasunthorn to discuss with him what remained to be done. Inspector Masula stated the window/door permit concerned replacing a window and door "size for size" but the work had drastically exceeded the scope of work and this had never been addressed.

Mr. Nelson pointed out that the window permit was signed off by a City inspector. Inspector Masula said he did not know what work the inspector saw during inspection and what might have been covered up.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15040771

201 Southwest 2 Street
RIVERWALK CENTRE LTD

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was recommending imposition of the fines, which would begin on 1/27/16.

Alejandro DelRio, Building Inspector, reported the permit had been issued and recommended a 28-day extension.

Courtney Crush, attorney, confirmed the after-the-fact permit had been picked up and requested time to close it out. Mr. Nelson noted that a permit was valid for 180 days.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 182-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15120795

3115 Northeast 32 Avenue
P D K N P-4 LLC

Certified mail sent to the owner was accepted on 1/11/16.

George Oliva, Chief Building Inspector, testified to the following violations:

FBC(2014) 101.4.4.1

GREASY WASTE WATER RUNOFF FROM BOKAMPER RESTAURANT
CLEANING AREA AT THE NORTHWEST CORNER INTO THE
CITY STORM DRAIN SYSTEM, HAS CREATED AN
ENVIRONMENTAL HAZARD FOR THE NEIGHBORHOOD AND THE
INTRACOASTAL WATERWAY NEXT TO THE RESTAURANT WHERE
THIS WATER IS ILLEGALLY DISCHARGING.

FBC(2014) 101.4.4.2

THIS ILLEGAL RUN OFF OF WASTEWATER HAS BECOME A
PUBLIC NUISANCE FOR THE LAST THREE YEARS. THE
ENVIRONMENTAL COORDINATOR FOR THE CITY HAS BEEN
TRYING TO GET THE RESTAURANT TO CURE THIS
VIOLATION.

Inspector Oliva said this was a long-standing violation over several years. The initial inspection had been conducted by Det. Gene McCoy, Fort Lauderdale Police Department Environmental Crimes and Troy Balint, Fort Lauderdale Environmental Services Supervisor. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$500 per day, per violation.

Courtney Crush, attorney, reported the restaurant had ceased all outside washing and their contractor wanted to work with the City on a solution. Inspector Oliva described how the violation could be complied by digging a trench with a concrete barrier and building a drain to a grease trap. Mr. Nelson stated as long as the outside operation ceased, it would not be an issue. Ms. Crush agreed her clients would either cease the washing or continue to have a mobile truck pick up the waste water.

Det. McCoy said he had spoken with Kevin Sheen, Bokamper's General Manager, in April 2014 and recommended a solution but no action had ever been taken. He disagreed with allowing any additional time to comply.

Ms. Crush said they were now working with the owners, who had flown into the City to address the problem. Inspector Oliva informed the Board that the neighbors had paid for an environmental report submitted to the City.

Mr. Balint explained that runoff from the mat washing would run down the property and into the storm drain. Neighbors had complained to him about the practice and sent photos of the activity. He and Det. McCoy had addressed this problem several times with the restaurant. Ms. Crush stated the mat cleaning was now being done in the kitchen, by staff, at night.

Ms. Hasan advised the Board that this was a criminal offense and she had informed Det. McCoy that arrests should be made if the outdoor mat washing was found to continue.

Ms. Crush said they were committed to finding a permanent solution, but pointed out that the runoff had stopped, so the violation was complied. Inspector Oliva wanted proof that the cleaning was being done properly or being contracted out.

Ms. Hasan explained to Ms. Crush that the case included photos of the violations continuing for two years. She stated a respondent's promise that a violation had been cured did not mean that it had been.

Chair Thilborger stated confirming compliance could only be done through site inspection. He acknowledged that the inspectors were distrustful of the respondent's statement that the washing was not happening any longer but noted that the Board could only rule on whether a violation currently existed.

Mr. Jolly reminded the Board that their decision should be based on the evidence presented at the hearing. There was evidence that the violation occurred in the past but the respondent had indicated it was not going on now. The Board must decide if it had been proven that the violations currently existed. He acknowledged that the Board's determination would not end the issue: the respondent must end the issue by taking corrective action or by continuing to violate.

Inspector Oliva recommended tabling the case for 56 days, during which time he would perform a few inspections.

Ms. Crush said she "had an issue" because she believed the violation was complied.

Motion made by Mr. Nelson, seconded by Ms. Hinton to table the case for 28 days. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Elfman opposed.

The Board took a brief break.

Case CE15010123

441 S FtL Beach Boulevard
SOPHIA ENTERPRISES INC.

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the awning permit was in plan review and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15081042

441 S FtL Beach Boulevard
SOPHIA ENTERPRISES INC.

This case was first heard on 10/27/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said plans had been submitted and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15080318

4040 Galt Ocean Drive # 619
WENKING LLC

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. Per the Board's request, Inspector Masula had confirmed that the doors were the responsibility of the condo owner, not the association. He said these were the only two doors in the condo building that had not been replaced.

Lourdes Ferrer, attorney, said she was also representing the unit owner in a pending circuit court case. Ms. Ferrer said State statute indicated that the condo association, not the unit owners, was responsible for the doors. She said the judge wanted to know if this was a safety issue and they had not been successful in coordinating with Inspector Masula for a deposition for that case.

Ms. Ferrer stated the court's finding regarding the responsibility for material alterations would have jurisdictional precedence to a City Code Enforcement action. Ms. Ferrer stated the doors had not been replaced.

Ms. Ferrer said she had been hired by the owner in January 2015 and Mr. Nelson asked why she had never appeared before the Code Enforcement Board on this issue. Ms. Ferrer said they had not been notified of the hearing and explained that the owner was elderly, in poor health and lived outside the U.S. Mr. Nelson said the Board had never seen Ms. Ferrer's evidence that there was no violation.

Chair Thilborger explained that if the door had ever been replaced without a permit, it was the responsibility of the current owner.

Captain Patrick Gillis, Fort Lauderdale Fire Marshall's Office, said he had been contacted by the association to determine whether the door was fire rated. The tenant had refused to allow the inspector access to the door for inspection, so the report was incomplete.

John George, condominium manager, said the condo association had passed a resolution to replace the doors, which were original. He said the owner had paid an unlicensed handyman remove the doors and refinish them to look like the doors the other units had installed. Mr. George stated the Fire inspector had noted that there were no returns or closer on the doors and noticed the doors had been taken off. Mr. George said refinishing the doors "probably removed the fire rating." Mr. George stated the unit owner had been instructed by Capt. Gillis to "replace your doors."

Mr. Nelson clarified that there were two issues: whether a permit was needed to remove, refinish and replace a door and whether the refinishing voided the door's fire rating. Ms. Hasan said the fire rating violation was stated in the first violation. Mr. Nelson assumed that if the fire finish had been removed via refinishing, it could be restored with another finish. Inspector Masula insisted that the alteration compromised the fire rating and must be replaced. Mr. Nelson felt there were alternatives, but Capt. Gillis said no one could guarantee this was an original door.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15011130

951 Alabama Avenue
TROPNEVAD PROMOTIONS LLC

This case was first heard on 9/22/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said there had been no permit activity and he did not recommend an extension.

Monaterrac Bethel, owner, said a general contractor had plans and would submit the permit applications this week.

Jacob Romey, contractor, said he would submit the permit application the following day.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14061439

2630 Northeast 18 Street
LOONEY, DANNY
HERRERA, SOFIA GINA

This case was first heard on 11/24/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, said there had been no progress and recommended no extension.

Iliana Ivanova, realtor, stated the carport had been removed the previous week, prior to the comply-by date. She requested Inspector DelRio confirm this.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15071162

1034 Northwest 11 Court
BING, LATRICE E

This case was first heard on 11/24/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress. He said the owner had informed him that she had medical issues that would prevent her from complying and requested an extension. Inspector Abin recommended a 56-day extension.

Latrice Bing, owner, said she had been diagnosed with cancer and then there had been a house fire. She said four years ago, she had been told by the insurance company contractor and an inspector that the house was fine. She had appeared at a hearing in June and Inspector Oliva had informed her that the property was in compliance but she had been re-notified of the violation in November. Ms. Bing stated the contractor would not come back and the insurance company had already paid him. Mr. Nelson advised Ms. Bing to inform her insurance company that the contractor had not called for final inspections.

Inspector Abin stated there had been some rough inspections but the permits had never been finalized; the contractor had abandoned the job.

Ms. Hasan stated the City could put a hold on all of this contractor's jobs until this was resolved.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE13031281

2609 East Las Olas Boulevard
BRANDT-ALBERT, MARIA M
MARIA M BRANDT-ALBERT REV TR

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said he had been working with the owner, who had hired a design professional and a contractor. He recommended a 91-day extension.

Maria Brandt, owner, was present.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15041939

1140 N Flagler Drive
TANGALAKIS, HARRY G

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said there had been significant progress and the plans were currently out for revisions. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15010862

2679 Marathon Ln
DA ROSA, JOSE SIMOES

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said the plans had failed plan review on 1/22/16. The owner had informed him he would submit the revisions. Inspector Abin recommended a 56-day extension.

Jose Da Rosa, owner, requested 56 days.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14051440

1663 Northwest 15 Terrace
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said there had been significant progress and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15040555

810 Northeast 4 Avenue
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said the owner was working with him and making progress. He recommended a 91-day extension.

Garo Gallo, tenant, thanked the Board.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15051147

2170 Northwest 29 Terrace
SWINTON, LORENZO V

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and he did not support any extension.

Lorenzo Swinton, owner, said his contractor was present.

Rodrick Salley, contractor, said he had been delayed due to the requirements of the new Florida Building Code for wind load calculations.

Mr. Nelson advised Mr. Salley to submit the application in anticipation of getting the wind load calculations to make some progress. Inspector DelRio confirmed that the application had been submitted and failed review because of the lack of wind load calculations.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14070536

200 S BIRCH RD # 1109
TRIMPE, JANET

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the architect's office had been extremely cooperative helping resolve the violations. He recommended a 56-day extension.

Shawn Gilmore, architect, agreed to the extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15080670

200 S Birch Rd # 506
GAVULA, WALTER

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance

Robert Masula, Building Inspector, reported the master and sub permits had been issued and recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15091850

200 S Birch Rd # 1011
FRENI MEHTA REV TR
MEHTA, FRENI TRSTEE

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Ronald Klein, attorney, stated the owner lived in India and she had contacted him in December. Mr. Klein had hired a contractor, who had found an architect to draw the plans. Mr. Klein requested 91 days.

Inspector Masula stated the electrical violation concerned a tankless water heater and outlets. Mr. Klein confirmed the electric had been turned off. Shawn Gilmore, architect, said he needed 56 days to complete the plans.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE13101928

2201 Northwest 23 LN
MCGILL, SHERRI

This case was first heard on 9/23/15 to comply by 11/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,900 and the City was recommending imposition of the fines, which would begin on 1/27/16.

George Oliva, Chief Building Inspector, reported there had been progress and recommended a 28-day extension.

Eric Martinez, contractor, said he just needed to renew the permits.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Elfman left the dais temporarily.

Case CE15061470

1638 River Ln

COMMISSO, HELEN

HELEN G MACALPINE REV TR

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was still in plan review and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Elfman absent from the dais and Mr. Dooley opposed.

Mr. Elfman returned to the dais.

Mr. Nelson left the dais temporarily.

Case CE15060586

1709 Southwest 10 Street

SILVERA, KENNETH

NEW OWNER: JAZBROWHOMES LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$27,000. The City was recommending abatement of the fines.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance. He recommended waiving the fines, since the new owner had complied all the violations.

Motion made by Mr. Elfman, seconded by Mr. Mohnani, to impose no fine. In a voice vote, motion passed 6-0 with Mr. Nelson absent from the dais.

Mr. Nelson returned to the dais.

Case CE14120489

1633 Northeast 18 Avenue
WIEDER, MATTHEW BRIAN

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been progress and recommended a 56-day extension.

Matthew Wieder, owner, requested 91 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15030619

3333 Northeast 33 Street
GALT II LLC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$94,500.

Robert Masula, Building Inspector, reported all permits had passed final inspection. He recommended amending the 4/28/15 order comply-by date from 5/26/15 to 6/23/15, removing the accrued fines. All permits had been paid for and pulled.

Rex Nichols, architect, thanked the Board.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 4/28/15 order comply-by date from 5/26/15 to 6/23/15, removing the accrued fines. In a voice vote, motion passed 7-0.

Mr. Mohnani left the dais temporarily.

Case CE14010955

200 S BIRCH RD # 1110
KILCOYNE, JOE

Certified mail sent to the owner was accepted on 1/15/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES
BUT IS NOT LIMITED TO:

1. THE RENOVATION OF THE KITCHEN AND BATHROOM
WITHOUT THE REQUIRED STRUCTURAL PERMIT AND/OR
INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES
BUT IS NOT LIMITED TO:

1. THE RENOVATION OF THE KITCHEN AND BATHROOM WITH
THE REMOVAL AND REPLACEMENT OF THE PLUMBING
FIXTURES WITHOUT THE REQUIRED PLUMBING PERMIT
AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES
BUT IS NOT LIMITED TO THE RENOVATION OF THE
KITCHEN AND BATHROOM WHICH INCLUDES BUT IS NOT
LIMITED TO:

1. REMOVING AND REPLACING ELECTRICAL DEVICES
WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR
INSPECTIONS.
2. THE ELECTRICAL PANEL IN THIS UNIT HAS ALSO BEEN
REPLACED WITHOUT PERMITS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW
AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.
SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Shawn Gilmore, architect, said the permit should be approved shortly.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Mohnani absent from the dais, motion passed 6-0.

Case CE14110327

433 Northeast 14 Avenue
BROOKS, SCOTT

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. There was a new owner, who had informed him she intended to demolish and build a new house.

Oney Santibanez, owner, stated she had architectural plans to rebuild. Inspector Masula said he believed the property was secured.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, with Mr. Mohnani absent from the dais, motion passed 6-0.

Mr. Mohnani returned to the dais.

Case CE14071821

1070 Northwest 25 Avenue
LANDERS, MARIE H/E
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15, amended to 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was recommending imposition of the fines, which would begin on 1/27/16.

George Oliva, Chief Building Inspector, said there had been progress; the owner's contractor had applied for a permit. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14111175

3100 Northeast 47 Court # 401
YU, DAVID T

This case was first heard on 9/22/15 to comply by 11/24/15. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,420. The City was requesting amending the comply-by date from 11/24/15 to 1/26/16.

Jose Abin, Building Inspector, reported there had been significant progress and recommended a 147-day extension.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 147-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Eric Martinez, contractor, reported they should be finished by the end of the week.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to amend the 9/22/15 Order comply-by date from 11/24/15 to 1/26/16, removing the accrued fines. In a voice vote, motion passed 7-0.

Case CE15092059

1544 Northwest 9 Avenue
KDE OF FL 1 LLC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 56-day extension.

Eric Martinez, contractor, thanked the Board.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14071684

1608 Southwest 10 Court
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15082281

2400 E Oakland Park Boulevard
SP4 INVESTMENTS LLC

Certified mail sent to the owner was accepted on 1/16/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED TO
INCLUDE BUT IS NOT LIMITED TO:

1. A ROOM CONVERTED INTO A SHOWER.
2. A ROOM ALTERED INTO A KITCHENETTE WITH A WASHER
AND DRYER. THIS WORK INCLUDES FRAMING AND DRYWALL
WORK DONE WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED TO
INCLUDE BUT IS NOT LIMITED TO:

1. MECHANICAL WORK INSTALLED FOR THE INSTALLATION
OF A DRYER WITHOUT THE REQUIRED PERMIT AND/OR
INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED TO
INCLUDE BUT IS NOT LIMITED TO:

1. PLUMBING WORK INSTALLED TO INCLUDE A NEW
SHOWER, A WASHING MACHINE AND A TANKLESS WATER
HEATER INSTALLED WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED TO
INCLUDE BUT IS NOT LIMITED TO:

1. ELECTRICAL WORK INSTALLED TO INCLUDE ELECTRICAL
FOR A WASHER AND DRYER, ELECTRICAL SUB PANEL
INSTALLED UNDER THE KITCHENETTE SINK FOR A
TANKLESS WATER HEATER AND POSSIBLY OTHER
APPLIANCES. THERE ARE MISCELLANEOUS ELECTRICAL
REPAIRS OR ALTERATIONS THAT HAVE BEEN MADE WITHOUT
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE SEVERITY AND COMPLEXITY OF THIS
CODE CASE AND THE ALTERATIONS THAT HAVE BEEN MADE
TO THIS COMMERCIAL SPACE, THIS CASE WILL REQUIRE
DRAWINGS PREPARED BY A DESIGN PROFESSIONAL. THESE
DRAWINGS NEED TO DOCUMENT THE VIOLATIONS THAT

EXIST AND THE METHOD AND CORRECTIONS THAT NEED TO BE MADE TO CORRECT ALL OF THE VIOLATIONS THAT EXIST IN THIS COMMERCIAL SPACE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to an investigation by the State of Florida and the Fort Lauderdale Police Department. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Eric Martinez, contractor, said the owners had purchased the property two years ago unaware of any illegal work done there. Mr. Martinez was working with an engineer, who was creating as-built plans. After they had plans, contractors and subcontractors would be hired. He believed they would submit the applications in four to five weeks.

Inspector Masula drew Mr. Martinez's attention to electrical room work and wanted to be sure the owner's design professional and electrical contractor addressed this.

Mr. Martinez interpreted for the owner, Jose Suarez, who reiterated that they had been unaware of the violations.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15040668

619 N FtL Beach Boulevard
SEA CLUB OCEAN RESORT HOTEL INC.

This case was first heard on 5/26/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress on the permits and recommended a 91-day extension.

Michael Mann, manager, was concerned about a lien on the property but Mr. Nelson explained there was no lien as yet. An order had been recorded but no lien.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15070101

1649 Northwest 13 Street
NOW HOME BUYERS LLC

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was recommending imposition of the \$12,400 fine, which would continue to accrue.

Jose Abin, Building Inspector, reported there had been progress and he recommended a 182-day extension. He informed the Board that the property was secure and tidy.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 182-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15041915

1309 Northwest 15 Court
DALL 2 LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14091628

5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15081055

1208 Northwest 19 Avenue
GREEN, LINDA

This case was first heard on 11/24/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

Linda Green, owner, said the contractor had not pulled permits and she had fired him. She had hired a new contractor who would pull a master permit. She confirmed the property had not been occupied for months.

Motion made by Mr. Nelson, seconded by Mr. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15030470

201 Northeast 16 Avenue
HINDS, KEVIN &
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Kevin Hinds, owner, said he had hired the tenant to create the drawings but the tenant had recently died. A contractor had advised him that he must have new plans drawn.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15102449

2500 Lucille Drive
KLAIRMONT, LARRY

This case was first heard on 11/24/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He had met with the contractor recently, who had submitted something the previous day.

Oscar Torres, agent, said he had submitted two permit applications the previous day. Mr. Nelson asked if Mr. Torres had submitted applications for the dock and boat lift. Mr. Torres explained he was going to Broward County today to address that issue.

Inspector Masula mentioned the various electrical issues on the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE14060058
2500 LUCILLE Drive
KLAIRMONT, LARRY

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was recommending imposition of the fines, which would begin on 1/27/16.

Robert Masula, Building Inspector, said there had been progress and recommended an extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case CE15070227
1032 Northeast 8 Avenue
ACOMB, JACK
ACOMB, LAWRENCE T

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had failed plan review over 60 days ago and the applications were void. He did not support any extension.

Jack Acomb, owner, said the violation indicated he needed a permit for the fence but he had discovered that it could not be permitted in its current location so he would remove it to comply. He was upset he had not been informed earlier that the fence could not be permitted in its present location.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case CE15051433

1728 Northeast 20 Avenue
CARL A HOLCOMB REV LIV TR
HOLCOMB, CARL A TRSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City as requesting imposition of the \$23,250 fine, which would continue to accrue.

Robert Masula, Building Inspector, reported there had been progress with the permits.

Sean Frampton, trustee, said they were working to comply and requested an extension.

Inspector Masula described permit applications that still must be submitted.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to amend the 10/27/15 order comply-by date from 11/24/15 to 1/26/16, removing the accrued fines. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case CE15100439

2000 Northeast 17 WY
SCHRONEN, GARY & PEGGY H/E
HOWELL, J & C

Service was via posting on the property on 1/20/16 and at City Hall on 1/15/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. A TIKI HUT BEING BUILT IN THE REAR OF THE
PROPERTY WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. Inspector Masula informed the Board that "Big Kahuna Tiki Hut" had built the tiki hut. He said it was unclear whether a member of an Indian tribe was currently affiliated with the company.

Gary Schronen, owner, said the contractor had assured him he worked under the Seminoles and the hut did not require a permit. He intended to apply for an owner/builder permit. The contractor had informed him that as the owner, he was responsible, not the contractor. The contractor had also indicated that when the hut was built, it complied with setback requirements. Inspector Masula said electrical and plumbing had been removed from the hut.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15101220

1230 Northwest 7 Avenue
GALA INVESTMENTS GROUP LLC

Certified mail sent to the owner was accepted on 1/16/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. A COMPLETE INTERIOR REMODELING OF THE KITCHEN AND BATHROOM.
2. THERE IS A SECOND BATHROOM THAT WAS ILLEGALLY INSTALLED IN THIS HOUSE AND WAS NEVER PERMITTED. THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE PLUMBING BEING ALTERED IN THE KITCHEN AND BATHROOM.
2. A SECOND BATHROOM WAS ADDED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE ELECTRICAL BEING ALTERED IN THE KITCHEN AND BATHROOM.
2. A SECOND BATHROOM ILLEGALLY ADDED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE MECHANICAL SYSTEM INCLUDING THE DUCT WORK BEING REMOVED AND REPLACED WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

THIS PROPERTY AND CODE CASE WILL REQUIRE DRAWINGS PREPARED BY A DESIGN PROFESSIONAL TO ADDRESS AND PERMIT THE SECOND BATHROOM THAT WAS ILLEGALLY INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

Inspector Masula reported a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Inspector DelRio acted as interpreter for Yosling Maldonado, owner. Mr. Maldonado indicated he had purchased the property in this condition and he had done paint and flooring work. The Inspector had come by during that work and alerted him to the

violations. Mr. Maldonado had already spoken with an engineer about remediating the violations. He requested 65 days and agreed no work would continue until there were permits and the property would not be occupied until the violations were in compliance.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Elfman opposed.

Case CE14100834

3601 Southwest 2 Street
GRAHAM, VINCENT M & JACQUELINE

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDITION 784 SF 1STY
FAMILY ROOM/BATHROOM/PLAYROOM.
2. ROOF FOR ADDITION.

FBC(2010) 105.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCT WORK, ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM.

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. MECHANICAL FOR ADDITION.

FBC(2010) 105.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING

COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PLUMBING FOR ADDITION.

FBC(2010) 105.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRIC FOR ADDITION.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Vincent Graham, owner, stated he had already applied for the permits and the architect was working on the plans. Inspector Abin informed the Board that the permit application had been rejected on 9/1/15 and it had not been voided.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE13080252

2500 East Commercial Boulevard
ALTO PROPERTY MANAGEMENT LLC

Certified mail sent to the registered agent was accepted on 1/15/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR RENOVATIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2010) 105.4.4

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING FIXTURES INSTALLED WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL WIRING AND DEVICES INSTALLED WITHOUT THE REQUIRED ELECTRICAL PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE MECHANICAL SYSTEM IS BEING ALTERED WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Michael Sedra, tenant, stated there was confusion regarding the utility bills for the different suites. He said they had just purchased a dumpster for the interior structural work, which did not include electrical work. He believed no permit was needed for the work done. Mr. Nelson drew Mr. Sedra's attention to open electrical connections from the ceiling and Mr. Sedra said this was during the ceiling tile replacement and everything had been put back. Mr. Nelson informed Mr. Sedra that a permit was needed for this work.

George Costanza, the owner's representative, said the owner had sent the tenant letters to comply the violations and the tenant had indicated he had only done flooring. The owner had then served the tenant with a 5-day notice to hire an engineer/architect as outlined in Inspector Masula's report. The tenant had not accepted registered letters and the owner was hiring a contractor and would charge the tenant.

Inspector Masula had informed Mr. Costanza that the permits would require as-built drawings.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/23/16 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15102509

2500 East Commercial Boulevard
ALTO PROPERTY MANAGEMENT LLC

Certified mail sent to the registered agent was accepted on 1/15/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS COMMERCIAL SPACE HAS BEEN COMPLETELY
REMODELED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. FRAMING AND DRYWALL INSTALLED WITHOUT THE
REQUIRED STRUCTURAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH
INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING FIXTURES INSTALLED WITHOUT THE
REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL WIRING AND DEVICES INSTALLED WITHOUT THE REQUIRED ELECTRICAL PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THIS COMMERCIAL OFFICE SPACE AND THE ADJOINING UNITS, PROFESSIONAL DRAWINGS PREPARED BY A DESIGN PROFESSIONAL WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED AND BROUGHT INTO COMPLIANCE PER FLORIDA BUILDING CODE.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

George Costanza, the owner's representative, said the owner had sent a letter to this tenant regarding the work done without the owner's consent by an unlicensed contractor. The tenant's attorney had responded that the tenant had done no work inside the unit.

Brad Kugler, tenant, said he had hired an attorney to represent them with property management regarding the claims being made. He said they did not intend to address any of these issues; they believed it was the owner's responsibility because the violations predated his tenancy. He stated he had hired Mr. Costanza, as the construction company, to do the work and was under the impression that permits had been pulled.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 2/23/16 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Costanza wanted to lodge a conflict of interest complaint and stated the business that was "allegedly contracted by me was sold in July" and the unlicensed contractor was "personally friends with Mr. Masula, his girlfriend and the tenant."

Case CE14010496

3312 Northeast 37 Street
MARGARET BALOGH LIV TR
MARGARET BALOGH TR

Certified mail sent to the owner was accepted on 1/11/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. STONE GRAVEL DRIVEWAY IN SWALE INSTALLED
WITHOUT ACQUIRING THE REQUIRED ENGINEERING
BUILDING PERMITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Margaretta Balogh, owner, said she had gone to the Building Department but had been unable to obtain a straight answer from anyone. Mr. Nelson informed her she could replace the rocks with sod. Ms. Balogh said the driveway was currently permeable and there was no pooling in the area.

Motion made by Mr. Nelson, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 5/24/16 or a fine of \$5 per day, per violation would begin to accrue. In a voice vote, motion passed 7-0.

Case CE15051829

1804 Northwest 16 Court
TUCHOW, TYLER

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE CARPORT HAS BEEN ENCLOSED.
2. PLUMBING, ELECTRICAL & MECHANICAL WORK HAVE BEEN DONE WITHIN THE ENCLOSED CARPORT FOR A BATHROOM AND WASHER AND DRYER.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL SUPPLYING THE ENCLOSED CARPORT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2010) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Tyler Tuchow, owner, said the property was rented to one person; it was not a duplex. Mr. Tuchow had hired a contractor to pull permits to remove the door but the contractor had ceased communication and Mr. Tuchow was hiring a new contractor.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Dooley left the dais temporarily.

Case CE15080754

1706 Northwest 14 Court
TUCHOW, TYLER

Certified mail sent to the owner was accepted on 1/14/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. GARAGE WAS CONVERTED INTO LIVING SPACE.
2. CONSTRUCTION OF A SECOND BATHROOM.
3. AIR CONDITIONING SYSTEM CHANGE OUT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Tyler Tuchow, owner, said he was trying to get the plans back from the contractor.

Motion made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0 with Mr. Dooley absent from the dais.

Mr. Dooley returned to the dais.

Case CE15110968

3821 North Ocean Boulevard
MY FL 3821 LLC

Certified mail sent to the owner was accepted on 1/15/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ROOM REMODELING INCLUDING FRAMING, DRYWALL, INTERIOR WALL BOARD CLADDING, WOOD PLATFORM DECK INSTALLED WITHOUT THE REQUIRED STRUCTURAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE PLUMBING FIXTURES ARE BEING REMOVED AND REPLACED.
2. THERE ARE ROOMS WHERE A KITCHENETTE WAS REMOVED, A WOOD PLATFORM DECK BUILT AND JACUZZI TUBS INSTALLED. THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL DEVICES BEING REMOVED AND REPLACED, ELECTRICAL WIRING BEING INSTALLED OR ALTERED TO ACCOMMODATE NEW ELECTRICAL FIXTURES AND LOW VOLTAGE LIGHTING INSTALLED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE SCOPE OF WORK, THE DOLLAR AMOUNT OF THE IMPROVEMENTS BEING MADE, THE POTENTIAL LIABILITY TO THIS HOTEL BUILDING AND OCCUPANTS,

PROFESSIONAL DRAWINGS PREPARED BY A DESIGN PROFESSIONAL WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED AND BROUGHT INTO COMPLIANCE PER THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint and he had posted a Stop Work Order on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Christy Caserta, attorney, said the applications had been submitted and requested 91 days. She could not testify if any of the units was occupied.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$75 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Elfman left the dais temporarily.

Case CE15071409

2365 Northeast 8 Street
JOHNSON, DAN

Service was via posting on the property on 1/9/16 and at City Hall on 1/15/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PAVERS WERE INSTALLED ON SOME AREAS OF THE BACK YARD.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio said the case was referred from the Broward County Property Appraiser. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Dan Johnson, owner, said he agreed there were pavers in his backyard but contended that no permit was needed. He questioned why he had been cited for two things when there was just one violation. He had researched the code regarding patios and noted the citation mentioned alteration of a "building." Mr. Johnson had reviewed other municipalities' websites, which displayed guidelines for permits and noted that some did not require permits for patios.

Inspector Oliva pointed out that Mr. Johnson was citing building codes from other counties. The Broward County code, Chapter 1, Section 105, specified that a permit was required for this work. Inspector Oliva had sent Mr. Johnson an email explaining this and the fact that an engineering permit and zoning approval were required. Inspector Oliva said the City's ULDR required a permit no matter how small the paving area was.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Elfman absent from the dais, motion passed 5-1 with Mr. Mohnani opposed.

Mr. Elfman returned to the dais.

Case CE15082095

2308 Northwest 26 Street
WALKER, MAURICE

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,

BUT NOT LIMITED TO:

1. INSTALLATION OF DOORS WITHOUT THE REQUIRED PERMIT.
2. REBUILDING OF THE EXTERIOR PORCH CEILING, INCLUDING WIRE LATH, WITHOUT THE REQUIRED PERMIT.

FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT AN ADDITION IN THE BACK WITHOUT THE REQUIRED PERMIT.

FBC(2014) 105.3.1.4.4

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONSTRUCTED AN IRRIGATION SYSTEM WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC(2014) 105.3.1.4.10

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. RE-ROOFING WITHOUT THE REQUIRED PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Maurice Walker, owner, stated he had lost his job and could not afford to comply the violations. He had pulled the roof permit because he must have a roof but he planned to demolish the house. Mr. Nelson advised Mr. Walker to begin demolition of the addition and porch ceiling.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15072597

215 Southwest 19 Avenue
ROBERTSON PARK APARTMENTS LLC

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THERE WERE 4 A/C PACKAGE UNITS INSTALLED WITHOUT A PERMIT. PERMIT HISTORY SHOWS NO MECHANICAL PERMITS TO INDICATE APPROVED INSTALLATION.

UNIT 1: MANUFACTURE DATE 10/2013

SERIAL NUMBER 1310067960

UNIT 2: MANUFACTURE DATE 04/2006

SERIAL NUMBER 0604606627

UNIT 3: MANUFACTURE DATE 05/2009

SERIAL NUMBER 0905655982

UNIT 4: MANUFACTURE DATE 05/2014

SERIAL NUMBER 1405639754

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Catherine Banta, manager, said they were trying to comply. She stated she had applied for a permit in August but every time they were returned, "we were told something different." She requested more than 56 days.

Inspector Abin described what the City was requesting regarding the applications.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case CE15092128

216 Northwest 8 Avenue
VILLANUEVA, ROBERTO

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR HAS BEEN GUTTED AND HOME IS BEING REMODELED.

FBC(2014) 105.3.1.4.15

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLATION OF WINDOWS AND DOORS.

FBC(2014) 105.3.1.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLATION OF FENCE WITHOUT HAVING PERMIT ISSUED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION BUT NOT LIMITED TO:

1. INSTALLATION OF NEW PLUMBING INCLUDING FIXTURES.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. INSTALLATION OF WIRING, SWITCHES, OUTLETS, BOXES AND BREAKERS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

**APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.**

FBC(2014) 115.1

**STOP WORK ORDER ISSUED SINCE WORK IS ONGOING
WITHOUT THE REQUIRED PERMITS.**

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Roberto Villanueva, owner, said he had been fixing the house little by little. He stated he was not living in the house. Inspector Abin said the fence permit had failed plan review for setback issues.

Motion made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Dooley left the meeting.

Case CE15090899

**1425 Southwest 10 Street
2015-3 IH2 BORROWER LP**

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

**THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:**

- 1. ENCLOSED CARPORT WITHOUT OBTAINING THE REQUIRED
PERMIT.**

FBC(2014) 105.3.1.4.15

**THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:**

- 1. INSTALLED WINDOW AT CARPORT ENCLOSURE WITHOUT
THE REQUIRED PERMIT.**

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

William Overfelt, construction manager, said the owner had purchased the property with the violations. He said permit applications had been submitted and he anticipated they would be issued within 56 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/22/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case CE15082209

724 Northwest 17 Street
SHUTTS, JASON ALBERT

Service was via posting on the property on 1/8/16 and at City Hall on 1/15/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

- 1. CONSTRUCTED A STUDIO APARTMENT WITHOUT THE REQUIRED PERMITS.**

FBC(2014) 105.3.1.4.4

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

- 1. THE PLUMBING SYSTEM HAS BEEN ALTERED TO ACCOMMODATE THE ILLEGAL CONVERSION OF A STUDIO APARTMENT WITHOUT THE REQUIRED PERMIT.**

FBC(2014) 105.3.1.4.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. THE ELECTRICAL SYSTEM HAS BEEN ALTERED TO
ACCOMMODATE THE ILLEGAL CONVERSION OF A STUDIO
APARTMENT WITHOUT THE REQUIRED PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION OF A DUPLEX TO A FOURPLEX
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING
DEPARTMENT.
CONVERTED PART OF THE BUILDING TO A STUDIO
APARTMENT.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the
violations and corrective action into evidence, and recommended ordering compliance
within 56 days or a fine of \$50 per day, per violation.

Jason Shutts, owner, requested 91 days, citing financial issues.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the
violations existed as alleged and to order the property owner to come into compliance
within 91 days, by 4/26/16 or a fine of \$50 per day, per violation would begin to accrue
and to record the order. In a voice vote, motion passed 6-0.

Mr. Mohnani left the meeting.

Case CE15011568

1348 Southwest 30 Street
HOLLAND, ANDREW & TABITHA

Service was via posting on the property on 1/13/16 and at City Hall on 1/15/16.

Alejandro DelRio, Building Inspector, testified to the following violation:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,

BUT NOT LIMITED TO:
1. WOODEN GATES INSTALLATION.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day.

Andrew Holland, owner, said he had removed the fence already. Inspector DelRio said the posts must be removed as well. Mr. Holland requested 91 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/26/16 or a fine of \$75 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, stated all permits had expired and he did not recommend another extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 321-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion failed 0-5.

Case CE14060442

727 Northwest 17 Street
U S BANK NA TRSTEE
NEW OWNER: DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said only inspections were needed and recommended a 56-day extension.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case CE15041750

2456 Northeast 27 Terrace
BILLITIER, DAVID

This case was first heard on 10/27/15 to comply by 1/26/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 321-day extension to 11/24/16, during which time no fines would accrue. In a voice vote, motion failed 0-5.

Case CE14110272

1311 Seminole Drive
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported only the tiki hut violation remained and the permit application for the hut had been picked up for corrections on 12/8/15.

Motion made by Mr. Nelson, seconded by Mr. Elfman, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case CE15011493

401 Southwest 4 Avenue # 605
TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permits had been issued and recommended a 180-day extension.

Motion made by Mr. Elfman, seconded by Ms. Hinton, to grant a 182-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case CE15011800

229 S FtL Beach Boulevard
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans had been picked up for corrections on October 16, 2015 but never returned.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 321-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion failed 1-4 with only Mr. Nelson voting in favor.

Case CE15011944

609 Northeast 8 Avenue
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been resubmitted on 10/13/15, failed review and picked up for corrections on 1/19/16.

Motion made by Mr. Smith, seconded by Mr. Nelson, to grant a 56-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Minutes Approval

Motion made by Mr. Nelson, seconded by Mr. Elfman to approve the minutes of the Board's October, 2015 meeting. In a voice vote, motion passed 5-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to approve the minutes of the Board's November, 2015 meeting. In a voice vote, motion passed 5-0.

Mr. Nelson left the meeting at 3:02 and the Board no longer had a quorum.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.
CE14031887

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Communication to the City Commission

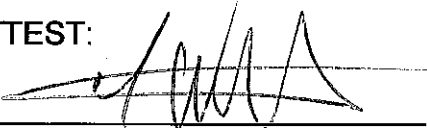
None

There being no further business to come before the Board, the meeting adjourned at 3:03 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.